

NOTICE OF PREPARATION DOCUMENTATION

DATE: July 1, 2004

PROJECT NAME: Harmony Grove Village

PROJECT NUMBER(S): SP 04-03; GPA 04-04; R04-010; TM 5365; P04-012; P04-013; P04-014,

PROJECT APPLICANT: New Urban West (NUW) Management, LLC
520 Broadway, Suite 100
Santa Monica, CA 90401

ENV. REVIEW NUMBER: 04-08-011

PROJECT DESCRIPTION:

The proposed Harmony Grove project is a mixed-use, rural residential village consisting of residential uses, commercial uses, open space and park and recreational uses, a sewer package treatment plant and various equestrian facilities including an equestrian ranch for horse boarding and lessons. The project application includes a Specific Plan, a Vesting Tentative Map and three Major Use Permits (MUP). One MUP is being proposed for the Private Equestrian Ranch (PER), one MUP is proposed for the Wastewater Treatment Facility, and the third MUP is proposed for the remainder of the project site (e.g., residential, commercial, recreation). The proposed project is organized into seven planning areas based upon the types of land uses proposed. These planning areas are described in more detail in the Harmony Grove Village Specific Plan and summarized below in Table 1.

Table 1: Harmony Grove Village Planning Areas

Planning Area	Acres	% of Total Acreage	Housing Units	Comm./Retail s.f.
1. Harmony Village	81	17	365 du	
2. Village Center	12	3	28 du	40,000 s.f.*
3. South Creek	30	6	14 du	
4. The Hillside	140	30	124 du	
5. The Groves	84	18	112 du	
6. East Village	84	18	79 du	
7. Equestrian Ranch	37	8	3	
Total	468 ac.	100%	742 dwelling units	40,000 s.f.

- Includes 25,000 s.f. of general commercial (retail/office) and another 15,000 s.f. of live/work space.

Residential Uses: A variety of single-family residential unit types are proposed ranging from low density, large-lots in the Groves planning area to live/work dwellings in the Village Center. Lot sizes vary between 2,200 s.f. and over two acres and homes vary between approximately 1,500 s.f. and 5,000 s.f. A total of 32 dwelling units are proposed within the Village Center as part of the live/work mixed use area. The number of units per acre varies throughout the project site, with the overall gross density within the project not exceeding 1.6 dwelling units per acre. Proposed residential units will vary in architecture, as described in detail in the Specific Plan, with maximum building heights at 30 feet and three-stories.

Commercial/Retail: Some supporting commercial and retail uses are located within the Village Center (Planning Area 2) and are proposed to consist of establishments that would support primarily the Harmony Grove Village residents such as a coffee shop, delicatessen, business offices, post office, etc. The total gross acreage for office/retail use is two acres, not including the land proposed for the live/work buildings noted above. Approximately 25,000 s.f. is proposed for the commercial/retail uses, with another 15,000 s.f. anticipated within the live/work units. The on-site commercial and retail land uses are not solely for use by the Harmony Grove Village but are expected to attract a minimum number of residents from outside the Village.

Some retail sales are anticipated to be related to the proposed equestrian facilities within the Village, including sales associated with horse boarding, training and showing. Refer to Equestrian Facilities for further description of these proposed uses.

Institutional: A few pads are proposed to be reserved for institutional land uses, such as a fire station and a proposed sewer package treatment plant. The institutional land uses are located in Planning Area 6, the East Village. The proposed sewer package treatment plant is located east of Country Club Drive and would consist of the following elements: a 17,000 s.f. area with a 20' x 50' building which would house the control room, electrical equipment, air blowers and a small lab; an effluent storage area of approximately 40' x 50'; two adjacent equipment lots (15' x 50' and 20' x 50'); and a

sludge bed covering an area of approximately 50' x 100'. The plant would treat effluent from all of the Harmony Grove Village development, with the exception of the Private Equestrian Ranch (Planning Area 7) which would utilize a septic system for effluent treatment/disposal. The plant is anticipated to be owned and operated either by a County Sanitation District or a California Water District which would have to be formed to own and operate the facility. The sewer treatment plant is proposed to employ the Zenon Process of treatment, producing tertiary treated effluent for use as reclaimed water for on-site irrigation. The effluent is proposed to meet the Title 22, Division 4 of the California Administrative Code for unrestricted irrigation reuse of reclaimed water.

Open Space and Recreation: A total of 200 acres of open space and recreational land uses are proposed, covering approximately 42 percent of the project study area. The open space uses include the following: 12 acres of parks (public and private), 8 acres of multi-use trails, 91 acres of naturalized open space and transitional open space area, 46 acres of landscaped open space, and 43 acres of equestrian facilities. The 12 acres of parkland consists of five public parks, including Village Square Park, Village Green Park, two South Creek Parks, and Hillside Park. In addition, a series of small, private recreation areas are planned within Harmony Village (Planning Area 1), including swimming pools, children's play areas and passive recreational areas.

The 43 acres of equestrian facilities are proposed in three locations throughout the Village, the Private Equestrian Ranch (37 acres), a two-acre equestrian facility located in Planning Area 4, and a four-acre facility located in Planning Area 3.

Equestrian Facilities: Three equestrian facilities are proposed within Harmony Grove Village: the 37-acre Private Equestrian Ranch (PER) located in Planning Area 7, south of Harmony Grove Road, a four-acre equestrian facility within Planning Area 3 (South Creek) and a two-acre equestrian facility within Planning Area 4 (The Hillsides).

The PER is proposed to accommodate up to 80 horses for boarding and training and will include the following land uses: grass pasture, grass field, schooling ring, hunter ring, dressage arena, mare motel, main barn, dirt paddocks, hot walker and show arena. In addition to the proposed horse facilities, two single-family residences are proposed in addition to the existing home located in this area. Employees anticipated to operate the PER include: two independent contracting trainers (not living on-site), and one resident ranch manager (living on the premises). Hours of operation will be limited to daylight hours.

It is anticipated that approximately six times per year, the PER will host a horse show for up to 120 horses for each show, in addition to the 80 horses boarded on-site. The shows are expected to last approximately three-days over the weekend. Horse shows will require a temporary public address system. Horse boarding during these events is expected to be accommodated by temporary portable stalls set up near the show arenas in the southeast corner of the PER.

Parking and access roads within the eastern portion of the PER are proposed to be surfaced with gravel, small rock or ground asphalt. Parking for lessons and the occasional horse show will be accommodated within Planning Area 7. On-street parking is not proposed.

Some retail sales are anticipated within the PER, providing supplies for horse boarding, training and showing. A maximum of 3,500 s.f. is expected for retail purposes. Temporary commercial stands are also expected to be set up on show days.

A manure disposal plan is proposed to be prepared that includes manure removal twice a week via a commercial dumpster. No hazardous materials are proposed to be stored on-site. A fly/pest control system (automatic) is proposed to be installed in the main barn and outside corral areas. Each arena is proposed to include a watering system to control dust.

The equestrian facilities proposed within Planning Areas 3 and 4 are proposed to consist of small community equestrian boarding and exercise facilities.

Landscaping: A detailed landscape plan has been developed for the proposed project and is described in the Specific Plan in text with supporting graphics. Five major landscape zones are proposed for Harmony Grove Village: 1) Natural/Transitional Landscape Zone; 2) Riparian Landscape Zone; 3) Valley Landscape Zone; 4) Hillside Landscape Zone; and 5) Grove Landscape Zone. Refer to Chapter III.E. of the Specific Plan for the proposed landscape design. This plan also includes details relative to proposed lighting and fencing.

Construction and Grading: Proposed landform modifications include approximately 2,879,800 cubic yards of cut at a maximum cut slope ratio of 1.5:1 and approximately 2,852,500 cubic yards of fill with a maximum fill slope ratio of 2:1. Maximum cut height is expected to be 30 feet and maximum fill slope height is anticipated to be 40 feet. No retaining walls are proposed. Some blasting is anticipated for project grading and is identified on the project grading plan.

Circulation: Four changes are proposed to the existing circulation system in the project study area: 1) A portion of Harmony Grove Road along the project frontage between Wilgen Road and Country Club Drive is proposed to be reclassified from a Collector roadway to a Town Collector roadway; 2) A portion of Country Club Drive along the project frontage between Harmony Grove Road and Kauana Loa Drive is proposed to be reclassified from a Collector roadway to a Modified Rural Light Collector; 3) A new roadway is proposed to connect Country Club Drive to Harmony Grove (proposed as "Village Road") and is proposed to be classified as a Modified Rural Light Collector; and 4) an extension of Avenida del Diablo is proposed to continue the two-lane Rural Light Collector from its current terminus at Citracado Parkway to Country Club Drive. The alternative to the Avenida del Diablo extension is the widening of

Harmony Grove Road north of the proposed intersection of new Village Road and Harmony Grove Road.

Offsite Improvements: As noted above, the proposed project includes the extension of an existing off-site roadway and the construction of a new roadway connecting Harmony Grove Road to Country Club Drive.

PROJECT LOCATION:

The project is located within unincorporated County of San Diego in the North County Metropolitan Subregional planning area. The 468-acre project site is located approximately three miles west of Interstate 15, approximately two miles south of SR-78 and bound by the City of Escondido to the east and City of San Marcos to the north-northwest. Locally, the project site is located north and south of Harmony Grove Road and east and west of Country Club Drive. Other roads crossing or abutting the project study area include Wilgen Road, Bresa de Loma Drive, Mount Whitney Road and Hillside Drive.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a summary of the subject areas to be analyzed in the EIR and the particular issues of concern:

Based on an Initial Study prepared by the County of San Diego Department of Planning and Land Use, dated May 28, 2004, it has been determined that the potentially significant environmental effects that may occur as a result of implementation of the project include: aesthetics; agricultural resources; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology/water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation/circulation; and utilities and services. These issues, along with an analysis of project alternatives, cumulative impacts, and potential for growth inducement, will be discussed in the EIR for the Harmony Grove Village project (ER-04-08-011).

PUBLIC SCOPING MEETING:

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on July 19, 2004 at the Elfin Forest/Harmony Grove Fire Station, 20223 Elfin Forest Rd., Escondido, CA 92029 beginning at 6:00pm.

Attachments:

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study

ND0704\0408011-NOP;tf